RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jason Light

GRANTEE(s)
Aurora Loan Services, LLC

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20100060839 DEEDTRS
Recvd: 09/27/10 15:14 4 pgs
Fees:23.00 Taxes:388.66
20100927-0076866

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 24, 2005 and recorded August 31, 2005, as Instrument No. 20050831-0104249 in the Register's Office of Davidson County, Tennessee, Jason Hart Light and Leslie Light conveyed to Sandra F. Jones, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for First Magnus Financial Corporation, an Arizona Corporation and First Magnus Financial Corporation, an Arizona Corporation's successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **SHELLIE WALLACE** as Successor Trustee and **DEANNA DORROUGH** as Co-Trustee by instrument of record recorded on August 30, 2010 as Instrument No. 20100830-0068257 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement began on August 27, 2010 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on September 22, 2010 at the Bridgestone Arena in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Aurora Loan Services, LLC, at and for the sum of $105,042.27, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Aurora Loan Services, LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to the said Aurora Loan Services, LLC, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 24 on the plan of Sharpe and Horns Fourth Addition to Nashville, of record in Book 161, Page 172, Register's Office tor Davidson County, Tennessee.
Said easterly half of Lot No. 24 fronts 50 feet on the southerly side of West Douglas Avenue, formerly.Hinton Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Jason Light by Warranty Deed recorded August 31, 2005 , as Instrument No. 2005083-0104248, Register's Office for Davidson County, Tennessee.

Commonly known as: 1014 Douglas Avenue, Nashville, Tennessee 37206.

Tax Parcel No.: 072130333.00

Tax Parcel No.: 072130333.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto the Aurora Loan Services, LLC, its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 22 day of Sept, 10.

S Wallace

Shellie Wallace
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 22 day of Sept, 10.

Notary Public

My Commission Expires:

MATTHEW D. MARTIN
Notary Public-Arkansas
Pulaski County
My Commission Expires 06-15-2019
Commission # 12371725

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $105,042.27, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

S Wallace

Shellie Wallace
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Successor Trustee, with who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in LR this 22 day of Sept, 10.

Notary Public

My Commission Expires:

MATTHEW D. MARTIN
Notary Public-Arkansas
Pulaski County
My Commission Expires 06-15-2019
Commission # 12371725

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Aurora Loan Services, LLC
2617 College Park
Scottsbluff, NE 69363-1706

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Indiana

COUNTY OF Marion

RE: 1014 Douglas Avenue
Nashville, Tennessee 37206
Debtor(s): Jason Light and Leslie Light

BEFORE ME, the undersigned authority, on this day personally appeared Angela Martinez Asst. Vice President, who after being duly sworn, deposed and stated:

1. I am an employee of Aurora Loan Services, LLC and held the position of AVP with said company at the time of the events hereinafter set forth, and make this Affidavit for the purpose of declaring the incidents of statutory and contractual compliance of the entity or entities set out below.

2. This Affidavit is made with respect to the foreclosure of that certain deed of trust dated August 24, 2005, recorded August 31, 2005, as Instrument No. 20050831-0104249 in the real property records of Davidson County, Tennessee, executed by Jason Light and Leslie Light in favor of Mortgage Electronic Registration Systems, Inc., a separate corporation acting solely as nominee for First Magnus Financial Corporation, an Arizona Corporation and First Magnus Financial Corporation, an Arizona Corporation's successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., a separate corporation acting solely as nominee for First Magnus Financial Corporation, an Arizona Corporation and First Magnus Financial Corporation, an Arizona Corporation's successors and assigns.

3. Aurora Loan Services, LLC is the holder of or agent for the holder of the indebtedness secured by said deed of trust.

4. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were not members of the Armed Forces of the United States of America and had not been members of any such entities for at least nine (9) months prior to the date of the foreclosure sale the subject hereof.

5. Foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 8 day of June, 2010.

Affiant Angela Martinez
Asst. Vice President

Title

ACKNOWLEDGMENT

STATE OF Indiana

COUNTY OF Marion

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Angela Martinez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the president (or other such officer authorized to execute the instrument) of Aurora Loan Services, LLC, the within-named bargainor, a corporation, and that such officer executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Indiana this 8 day of June, 2010.

Notary Public

My Commission Expires: 1.3.18

RETURN TO:

WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

Amber Smoot
Notary Public Seal State of Indiana
Marion County
My Commission Expires 01/03/2018

Loan No. xxxxxx0333
DSoldierSailorAffidavit_ysmith_100528_1138